



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

May 19, 2021

Margaret McCulloch  
1227 E Street, SE  
Washington, DC 20003

Re: **1227 E Street, SE - Lot 0825, Square 1019 - Zoning Confirmation**

Dear Ms. McCulloch,

This letter will confirm the substance of the PDRM held with my staff on May 6, 2021. As presented during the meeting, the property is currently a tax lot improved with a single-family attached dwelling, with two stories and a cellar. The subject property is in the RF-1 Zone, and you propose to make improvements to the property in accordance with the attached plans. As discussed, I confirm the project's compliance with respect to the zoning criteria under 11 DCMR as noted below.

**Project Overview**

The project proposes a two story rear addition with cellar to the main building, a two level rear deck, and a new below grade accessory garage with access from the rear via private property. A deck will be constructed over the garage, approximately 2 feet above grade at the rear yard facing the main building.

**Applicable Zoning Criteria Analysis**

| Criteria             | DCMR Reference   | Allow./Req. | Provided   |
|----------------------|------------------|-------------|--|
| Rear Yard Extension  | 11 DCMR E-205.4  | 10' Max     | 19.5' * <i>Special exception from BZA required</i> |
| Rear Yard            | 11 DCMR E-306.1  | 20' Min.    | 44.7'  |
| Rear Yard Setback    | 11 DCMR E-5004.1 | 7.5' Min.   | N/A (no alley)                                     |
| Principal Bldg. Hgt. | 11 DCMR E-303.1  | 35' Max     | 28.2'  |
| Stories              | 11 DCMR E-303.1  | 3 + cellar  | 2 + cellar   |

Accessory Bldg. Hgt. 11 DCMR E-5002.1 22' Max 2.0'  
 Measured from the finished grade at the  
 middle of the side of the accessory building  
 facing the main building.

Stories 11 DCMR E-5002.1 2 + cellar 0 + cellar

Lot Occupancy 11 DCMR E-304.1 60% Max 59%

In addition, it will be required to apply for a Record Lot subdivision in order to convert the current Tax Lot into a Record Lot, in order to be able to construct the addition.

### Summary

I have reviewed the attached Conceptual Plans and concur that the project complies with the applicable Zoning Regulations for the RF-1 Zone and 11 DCMR **except for the Rear Yard extension, which will need a special exception from the Board of Zoning Adjustment.**

Accordingly, when you file plans for a building permit, I will approve drawings that are consistent with the information noted above and the attached drawings, **and if the BZA approves the Special Exception.** Please let me know if you have any further questions.

Sincerely, Matthew Le Grant  
 Matthew LeGrant  
 Zoning Administrator

Attachments – Concept Plans dated 3-25-21

Zoning Technician: Jeannette Anderson

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.